



Lilac Way, Bishop Auckland
, DL14 0TA

Price £200,000



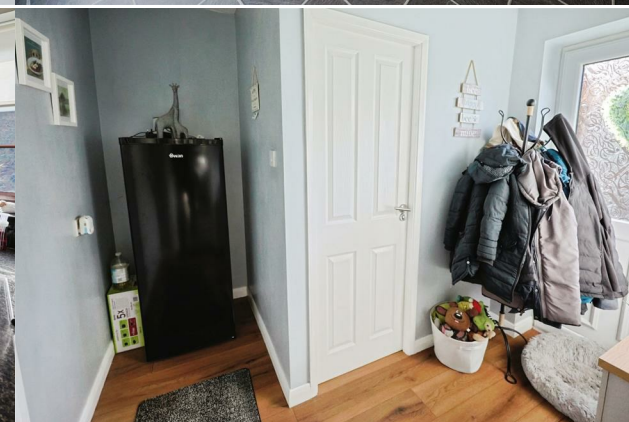
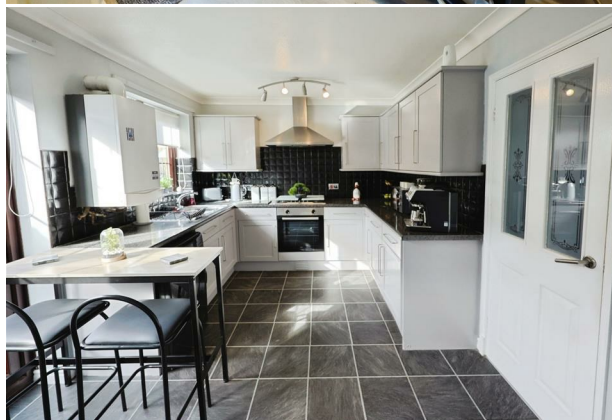
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Lilac Way, Bishop Auckland

DESCRIPTION

Spacious and well-presented family home situated on Lilac Way in a quiet, sought after development in Toft Hill. The village is surrounded by open countryside, farmers fields, rolling hills and public walks and is positioned within easy reach of local amenities such as an well-regarded primary school, two nurseries, Methodist Church and village pub, whilst further amenities such as supermarkets, popular high street stores and food outlets are located in the nearby towns Bishop Auckland and West Auckland. Located on the A68, ideal for commuters, it leads to the A1(M) and A688.

In brief, the property comprises; an entrance hall leading into the living room, kitchen/diner and rear porch with cloakroom to the ground floor. The first floor consists of the master bedroom, four further bedrooms and family bathroom. Externally to the front, there is a large block-paved driveway, leading to the single garage with roller door along with a flower bed. To the rear, there is an enclosed garden mainly laid to lawn with patio areas ideal for outdoor seating and furniture, perimeter borders hosting an array of plants and hedging and second single garage with up and over door providing additional storage which could have potential to be converted into a home gym.



ROOMS

Living Room
14'8" x 10'11"
Bright and spacious living room located to the front of the property, providing ample space for furniture, benefiting from neutral decor, space for an electric fire with feature surround and window to the front elevation.

Kitchen/Diner
14'5" x 9'4"
The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainage unit. Fitted with an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

Cloakroom
5'2" x 3'7"
Fitted with a WC and wash hand basin.

Master Bedroom
14'9" x 7'9"
The master bedroom is a generous double bedroom, with space for further furniture and window to the front elevation.

Bedroom Two
10'9" x 7'9"
The second bedroom is another double bedroom, benefiting from built in wardrobes and window to the front elevation.

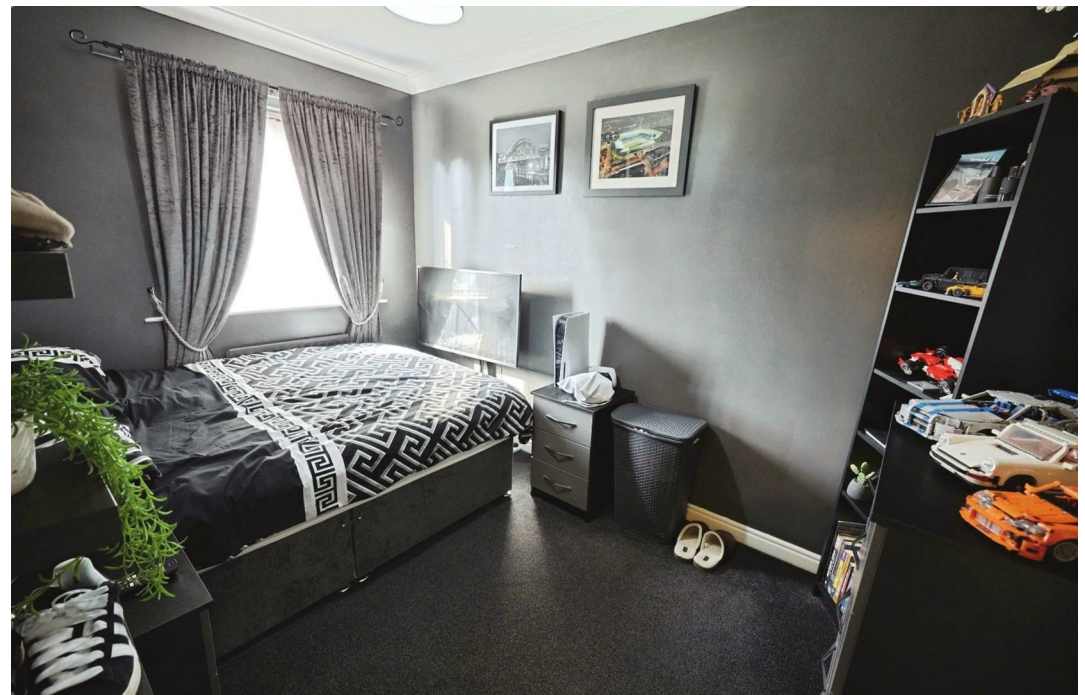
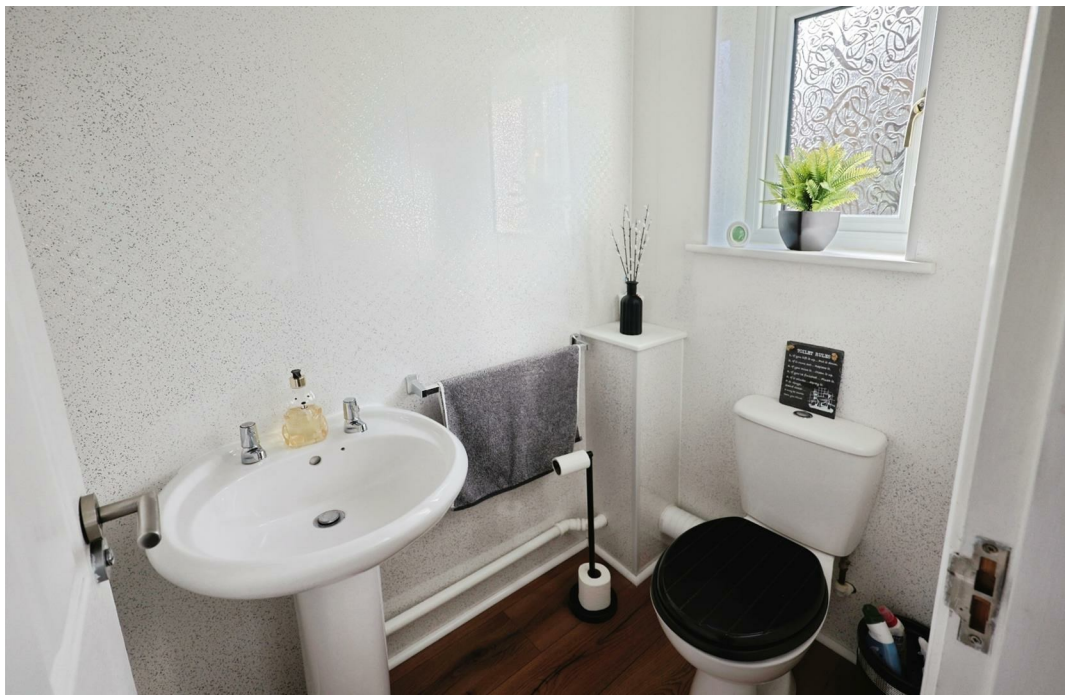
Bedroom Three
7'9" x 6'5"
The third bedroom is a double bedroom with window to the rear elevation.

Bedroom Four
11'5" x 7'10"
The fourth bedroom is a good size bedroom with window to the front elevation.

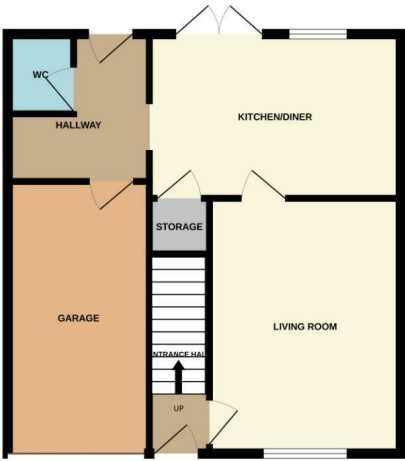
Bedroom Five
7'5" x 6'2"
The fifth bedroom is a single bedroom with window to the front elevation.

Bathroom
6'6" x 6'2"
The bathroom contains a panelled bath, WC and wash hand basin.

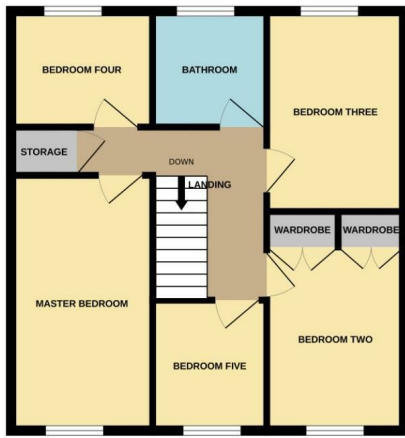
External
Externally to the front, there is a large block-paved driveway, leading to the single garage with roller door, along with a flower bed. To the rear, there is an enclosed garden mainly laid to lawn with patio areas ideal for outdoor seating and furniture, perimeter borders hosting an array of plants and hedging and second single garage with up and over door providing additional storage.



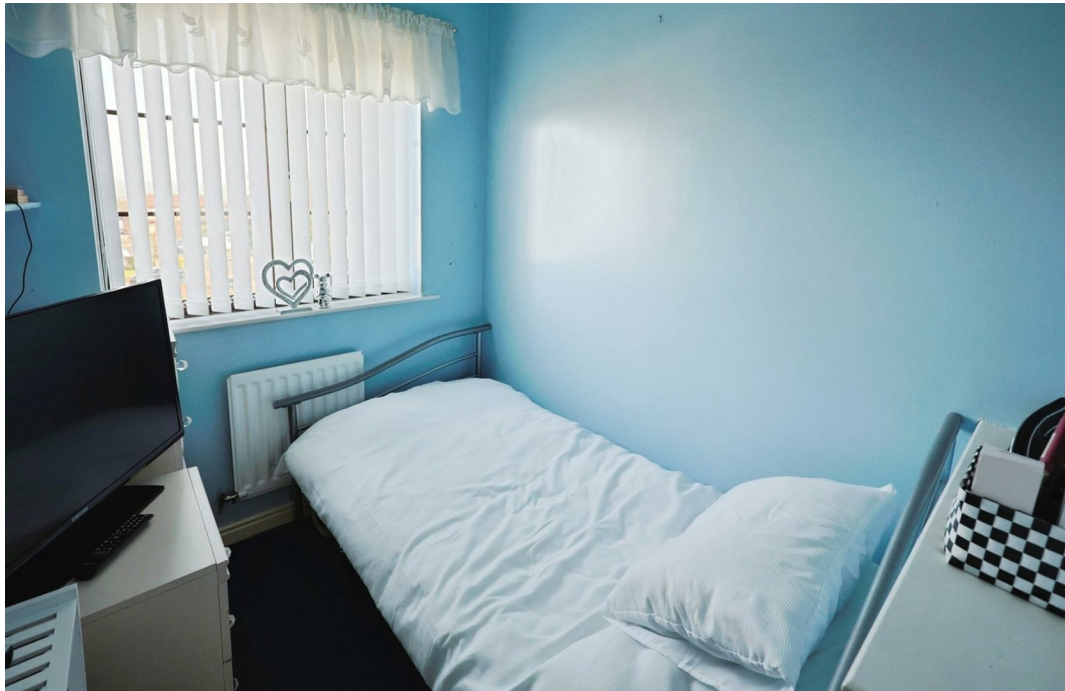
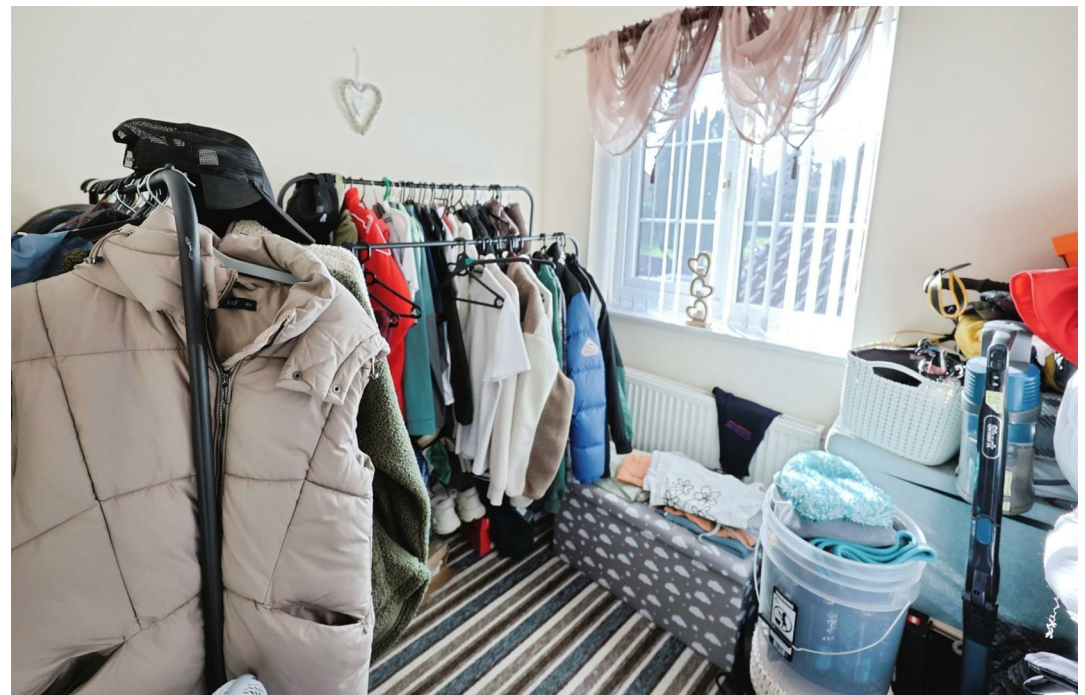
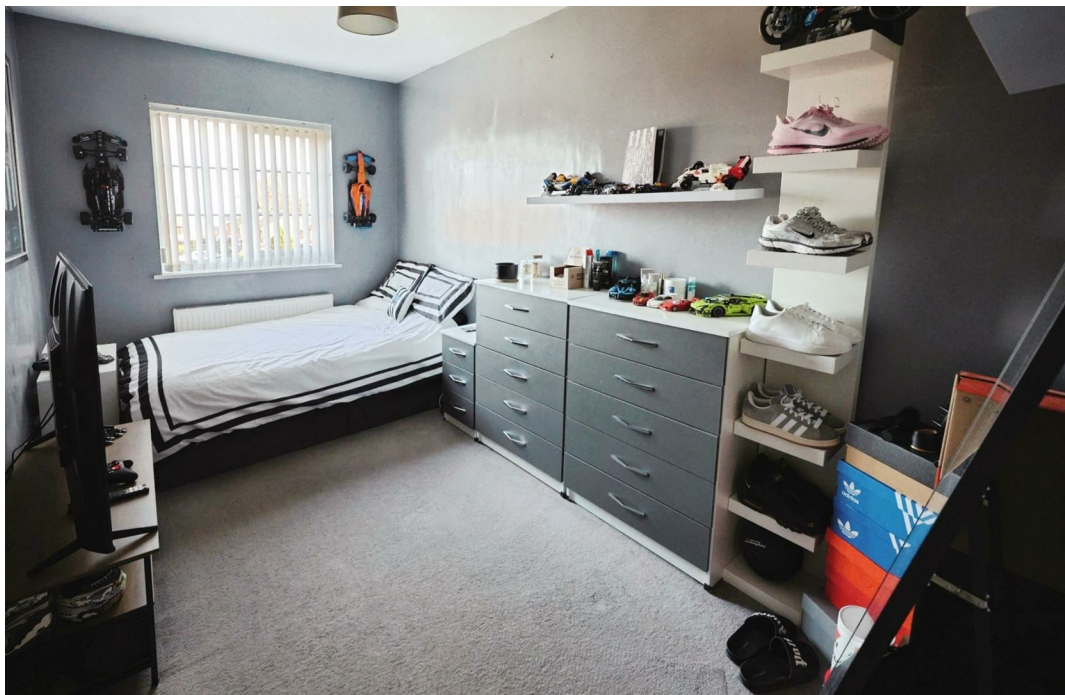
GROUND FLOOR

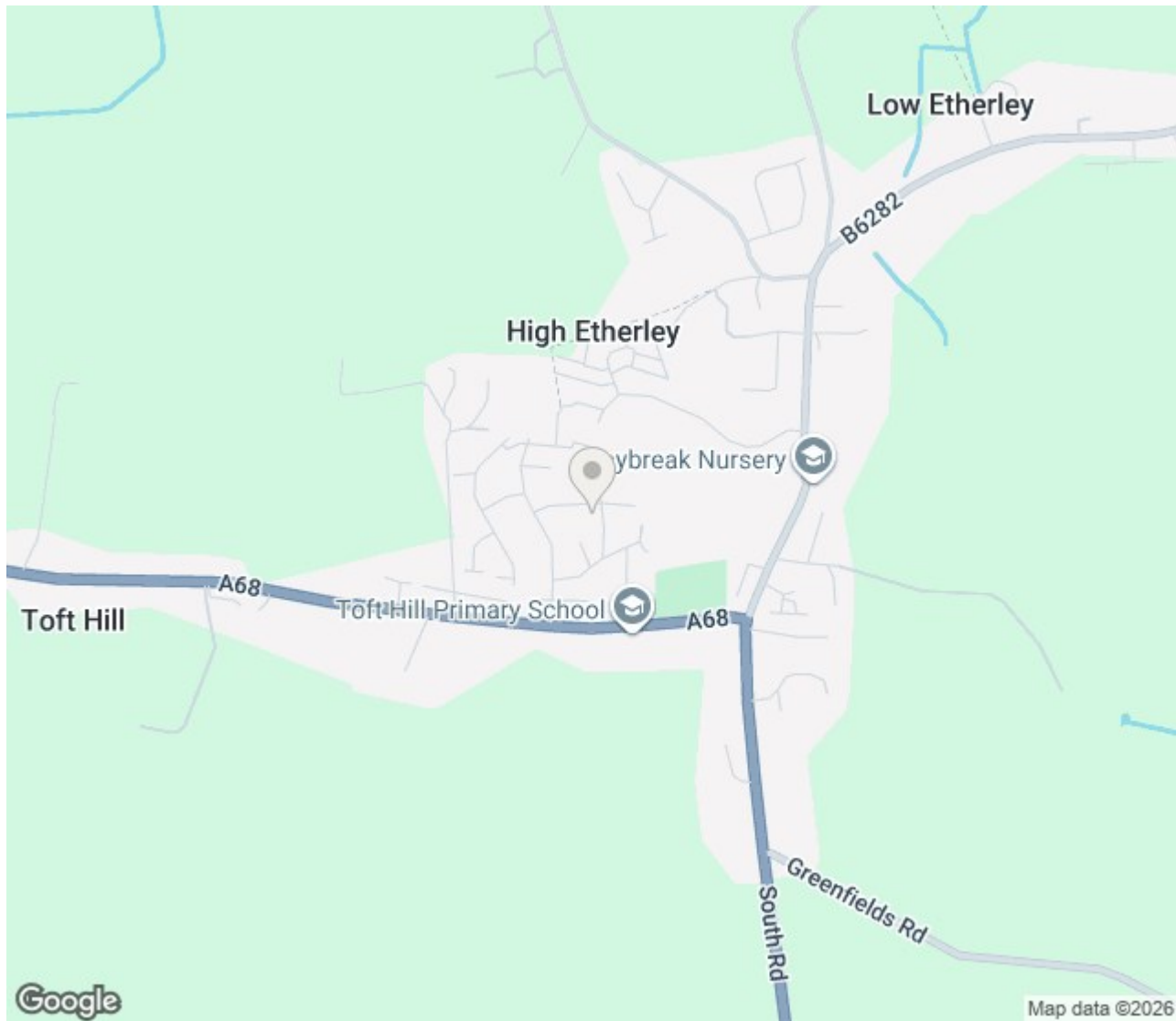


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

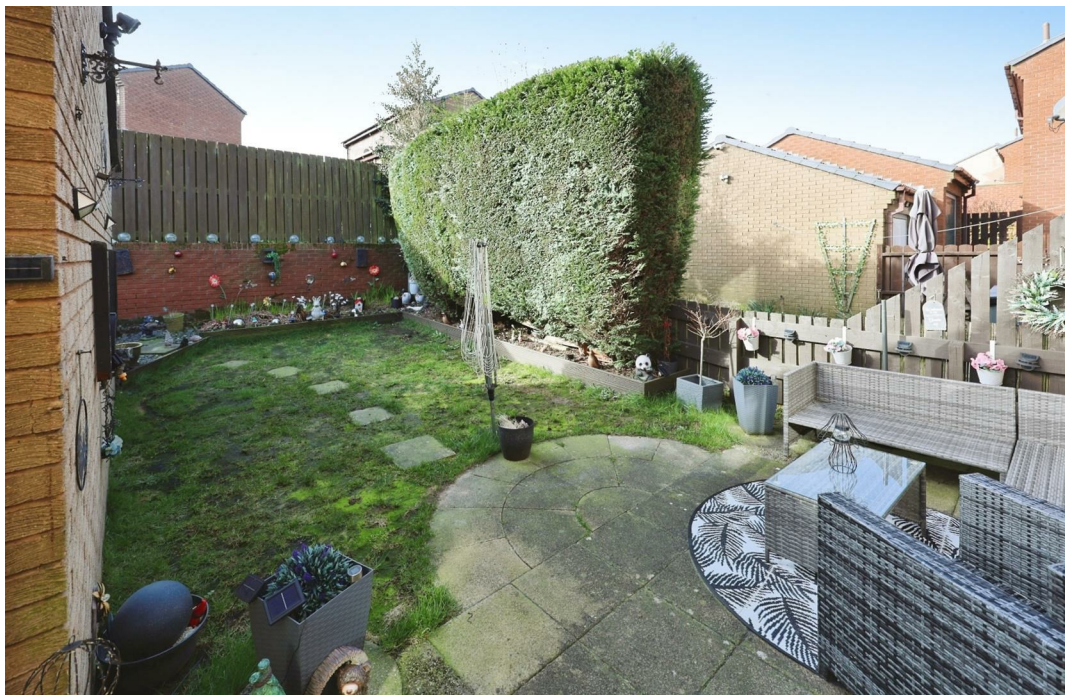
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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 | bishopauckland@hunters.com







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